



## ORDINANCE NO. 1772

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR "GENERAL ENGINE REPAIRS" ON PROPERTY LOCATED AT 3308 TOWERWOOD DRIVE AND WITHIN A LIGHT INDUSTRIAL ZONING DISTRICT; ESTABLISHING CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for "General Engine Repairs" in a Light Industrial (LI) zoning district.

SECTION 2. That the "General Engine Repair Use" shall be specifically located within the building at 3308 Towerwood Drive and that all repair activities shall be conducted within said building.



SECTION 3. That the above described "General Engine Repair Use" shall be constructed and operated in the manner setforth on the approved site plan attached as Exhibit "A".

SECTION 4. That there shall be no overnight storage of vehicles on the premises, except for those vehicles stored within the building.

SECTION 5. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a "General Engine Repair Use."

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2000.00) for each offense.

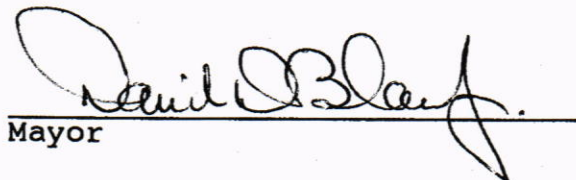
SECTION 7. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 9. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 6<sup>th</sup> day of June, 1988.

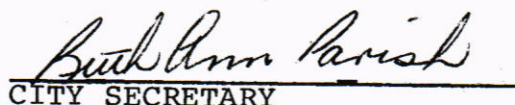
APPROVED:

  
Mayor

APPROVED AS TO FORM:

ATTEST:

  
CITY ATTORNEY

  
CITY SECRETARY



Land — 26,000 Sq. Ft.  
Building — 15,840 Sq. Ft.  
Offices — 1,656 Sq. Ft. (Maximum Possible Office Area — 3,600 Sq. Ft.)  
Clear Height — 16'0"  
Constructed — 1973 well maintained.  
Parking — 24 spaces.  
Exterior Walls — Brick and Block walls, steel column (30' x 22' bays), grade beam.  
Doors — Two 8' x 10' overhead doors paired on opposite sides.  
Location — 3308 Towerwood is located in the City of Farmers Branch. Easy access to LBJ, North Dallas, D/FW Regional Airport, Love Field Airport, Addison Airport, and both Dallas and Metroplex markets.  
Utilities — Texas Power & Light, Southwestern Bell Telephone, Lone Star Gas.